

170.B

0001

0411.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

588,300 / 588,300

USE VALUE:

588,300 / 588,300

ASSESSED:

588,300 / 588,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:	411
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Owner 1: MARASIGAN MANUEL A

Owner 2: CRUZ SOL CRISOLITO

Owner 3:

Street 1: 88 PARK AVE #411

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: STILLA ROSE M/TRUSTEE -

Owner 2: STILLA REALTY TRUST -

Street 1: 88 PARK AVE #411

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1420 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

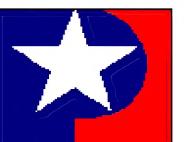
LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6044																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	588,300			588,300		143945
							GIS Ref
							GIS Ref
							Insp Date
							05/23/18

Total Card / Total Parcel
588,300 / 588,300
588,300 / 588,300
588,300 / 588,300



USER DEFINED

Prior Id # 1:	143945
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:12:31
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	571,600	0	.	.	571,600	571,600	Year End Roll	12/18/2019
2019	102	FV	563,700	0	.	.	563,700	563,700	Year End Roll	1/3/2019
2018	102	FV	453,200	0	.	.	453,200	453,200	Year End Roll	12/20/2017
2017	102	FV	393,700	0	.	.	393,700	393,700	Year End Roll	1/3/2017
2016	102	FV	393,700	0	.	.	393,700	393,700	Year End	1/4/2016
2015	102	FV	367,200	0	.	.	367,200	367,200	Year End Roll	12/11/2014
2014	102	FV	352,600	0	.	.	352,600	352,600	Year End Roll	12/16/2013
2013	102	FV	350,100	0	.	.	350,100	350,100		12/13/2012

Parcel ID

170.B-0001-0411.0

!13224!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STILLA ROSE M/T	49736-539		7/5/2007		369,900	No	No		
STILLA ROSE M	31034-527		1/7/2000	Convenience		1	No	No	
	15859-250		11/1/1984		139,900	No	No	Y	

PAT ACCT.

13224

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2013	352	Redo Kit	17,100					

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Info By Phon	PT	Paul T
5/23/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 7	- Condo Garden			Full Bath: 2	Rating: Average			646-1649, Building Number 1.															
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																		
Foundation: 3	- Brick or Stone			A 3QBth: 1	Rating:																		
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average																		
Prime Wall: 7	- Brick			A HBth: 1	Rating:																		
Sec Wall: 1	%			OthrFix: 1	Rating:																		
Roof Struct: 2	- Hip			OTHER FEATURES																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good																		
Color: BRICK				A Kits: 1	Rating:																		
View / Desir: N	- NONE			Fpl: 0	Rating: Average																		
GENERAL INFORMATION				WSFlue: 1	Rating:																		
Grade: C+	- Average (+)			CONDOS INFORMATION																			
Year Blt: 1984	Eff Yr Blt:			Location: R	- Rear																		
Alt LUC:	Alt %:			Total Units: 1																			
Jurisdct: G14	Fact: .			Floor: M	- Multi-Level																		
Const Mod:				% Own: 2.039999962																			
Lump Sum Adj:				Name: 29	- 6044																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: GD	- Good			16.	%			Exterior:											
Prim Int Wall: 1	- Drywall			Functional:								Interior:											
Sec Int Wall: 1	%			Economic:								Additions:											
Partition: T	- Typical			Special:								Kitchen:											
Prim Floors: 4	- Carpet			Override:								Baths:											
Sec Floors: 1	%			Total: 16.8			%				Plumbing:												
Bsmnt Flr:				CALC SUMMARY							Electric:												
Subfloor:				Basic \$ / SQ: 320.00							Heating:												
Bsmnt Gar:				Size Adj.: 0.92253518							General:												
Electric: 3	- Typical			Const Adj.: 1.04989493							SUB AREA				SUB AREA DETAIL								
Insulation: 2	- Typical			Adj \$ / SQ: 309.941							Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Int vs Ext: S				Other Features: 44997							GLA	Gross Liv Ar	1,420	309.940	440,116								
Heat Fuel: 3	- Electric			Grade Factor: 1.10																			
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.32500005																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100	%			LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 707052																			
% Com Wall:	%			Depreciation: 118785																			
				Depreciated Total: 588267																			
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:			
SPEC FEATURES/YARD ITEMS				PARCEL ID 170.B-0001-0411.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N				Total Yard Items:				Total Special Features:				Total:											